



Dyas Road, Great Barr  
Birmingham, B44 8SP

Guide Price £170,000



# Great Barr

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This Property is Being sold by Paul Carr Secure Sale

Secure Sale is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale. A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed. Please contact Paul Carr to view these documents. When an offer is accepted, the buyer will be required to pay a non-refundable Reservation Fee of £6,600 including VAT (in addition to the final negotiated selling price), sign a Reservation Form and agree the Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the Paul Carr Secure Sale.

Offered with no upward chain, this two/three bedroom semi detached occupies a sweeping corner plot with excellent scope to extend or develop further (subject to planning permission) and requires complete modernisation throughout. Set behind a driveway for a number of cars, the property is accessed via a porch which leads into the open plan lounge with a bay window to the front. The kitchen requires replacement and is open plan with the stairs off, there is a window and door to the garden and a door leads to the side extension providing a potential additional bedroom as well as a variety of other uses and comes with a window to the front and patio doors to the garden. On the first floor there are two bedrooms, the master is a double with two windows to the front and the second bedroom will also take a double bed and has a window to the rear. The shower room also requires work and has a window to the rear.

Outside the rear garden is an excellent size, there is extensive timber decking which requires replacement, a lawned area and there is a large side garage as well as a rear right of way. Viewing is advised to appreciate the amount of scope on offer.







## Property Specification

BEING SOLD BY PAUL CARR SECURE SALE  
RESERVATION FEE APPLIES  
NO UPWARD CHAIN  
TWO/THREE BEDROOMS  
SEMI DETACHED

**Lounge**  
4.40m (14'5") x 3.40m (11'2") into bay

**Kitchen**  
4.30m (14'1") max x 2.99m (9'10")

**Family Room / Bedroom**  
3 6.77m (22'2") x 2.68m (8'9")

**Garage**  
7.11m (23'4") x 3.54m (11'7")

**Bedroom 1**  
4.42m (14'6") x 2.75m (9')  
plus 0.11m (0'4") x 0.11m (0'4")

**Bedroom 2**  
4.01m (13'2") max x 2.62m (8'7") max

**Shower Room**  
2.20m (7'2") x 1.66m (5'5") max

### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market: 30<sup>th</sup> July 2024

### Viewer's Note:

Services connected: Gas Electric Water Drainage

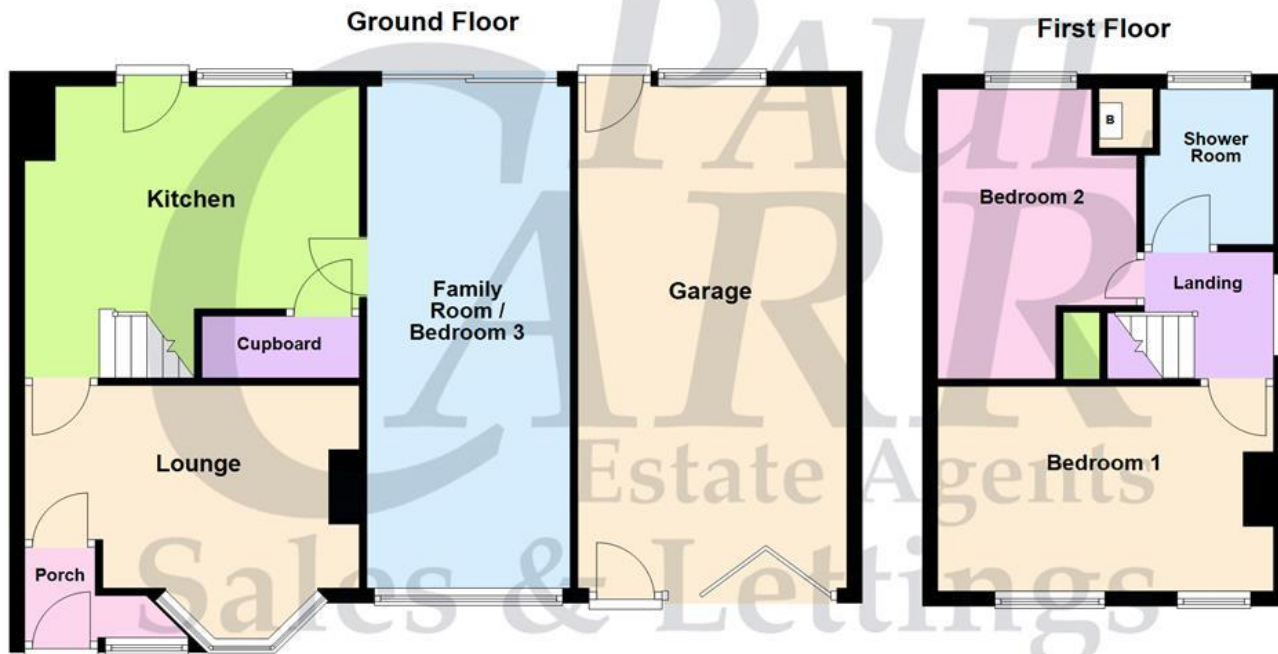
Council tax band: B

Tenure: Freehold



# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

